

Area Overview

South Kensington Q1 2022 Lettings Report



Let: Jan-Mar 2022



3.2%

Three-month change in achieved price



-44.8%

Three-month change in transaction volume



£50

Average £ per square foot per annum for a 2-bed flat



3.7%

Average discount on initial asking price

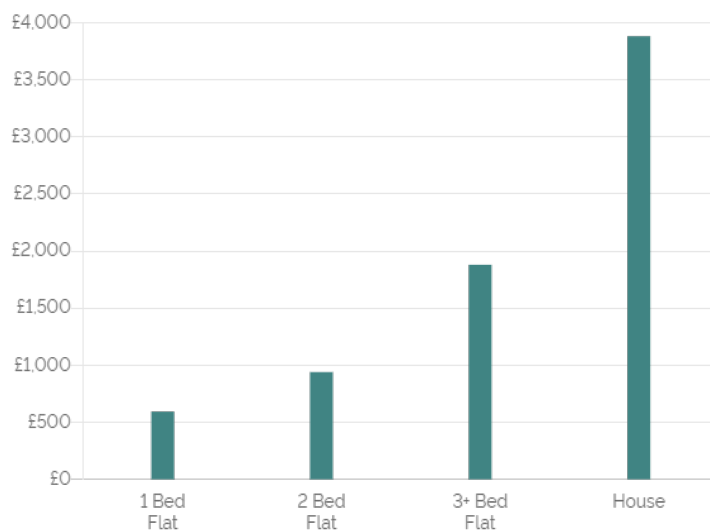
Let Properties by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - Jan-Mar 2022

Achieved Rental Price per Week by Property Type



Source: LonRes - Jan-Mar 2022

Key Findings

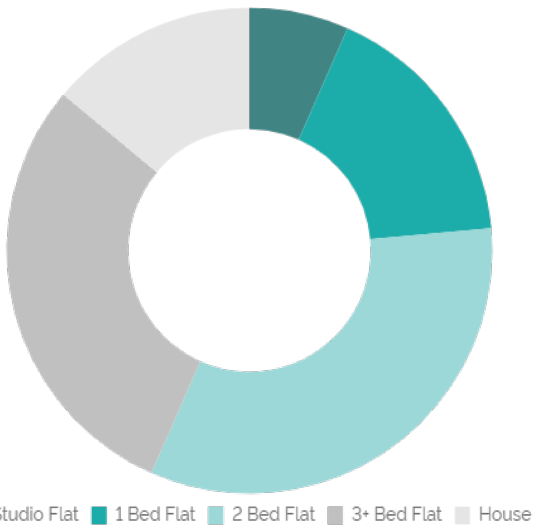
- Rental values averaged £884 per week for flats and £3,881 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £55.25 per square foot per annum in rent, up from £43.89 at the same time last year, and up from £53.53 6 months ago.
- The number of properties let over the last 3 months was down 53.5% versus the same period last year, but down 44.8% from 3 months ago.
- Achieved rental values rose by 25.9% compared to the same period last year, and rose by 3.2% versus 3 months ago.

Current Availability



Source: LonRes - As at Apr 6th 2022

Properties On Market by Type



Source: LonRes - As at Apr 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2022

Key Findings

- 39.3% of properties have asking prices less than £1,000 per week, up from 35.0% from the previous 3 months and down from 60.8% from the same time last year.
- 38.6% of properties have asking prices of £2,000 or more per week.
- 17.9% of flats and 21.1% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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April 6, 2022, the South Kensington Q1 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).